

**MINUTES
SPECIAL SESSION
THE PLANNING AND ZONING COMMISSION
TOWN OF CAMP VERDE 473 S. MAIN STREET
CAMP VERDE, AZ. 86322
COUNCIL CHAMBERS STE. 106
THURSDAY, MAY 6, 2021
6:30 PM**

Because All Commission meetings will end at 9 PM, any remaining agenda items will be heard at the next Commission meeting.

1. Call to Order

Chairman Mike Hough called the meeting to order at 6:30 p.m.

2. Roll Call

Chairman Mike Hough, Vice Chairman Drew Faiella, and Commissioners Greg Blue, Todd Scantlebury, Bill Tippet and John Mason were present.

Also Present

Community Development Director Melinda Lee, Assistant Planner Bobbi Webb and Recording Secretary Jennifer Reed.

3. Pledge of Allegiance

Commissioner Bill Tippet led the Pledge.

4. Consent Agenda

All those items listed below may be enacted upon by one motion and approved as Consent Agenda Items. Any item may be removed from the Consent Agenda and considered as a separate item if a member of Commission so requests.

A. Approval of Minutes:

April 8, 2021 – Regular Session

B. Set Next Meeting, Date and Time:

May 13, 2021

Motion was made by Commissioner Blue to accept the consent agenda. Second was made by Commissioner Mason.

ROLL CALL VOTE:

Chairman Mike Hough: aye

Vice Chairman Drew Faiella: aye

Commissioners Greg Blue: aye

Commissioner John Mason: aye

Commissioner Todd Scantlebury: aye

Commissioner Bill Tippet: aye

Motion carried 6-0.

5. Call to the Public for Items Not on the Agenda

Residents are encouraged to comment about any matter not included on the agenda. State law prevents the Commission from taking any action on items not on the agenda, except to set them for consideration at a future date.

No public comments.

6. Action Items:

a. Public Hearing, Discussion, and Possible Recommendation to the Town Council, for an application submitted by Steven Palmer of Westcreek Visions LLC, property owner. The proposed rezoning encompasses approximately 7.37 acres of a 17.16-acre parcel. The applicant is requesting a Zoning Map Change from C3 (Commercial: Heavy Commercial) to match the zoning of M1 (Industrial: General) on the remaining portion of the property on Parcel 403-15-001Q, in Camp Verde, Yavapai County, Arizona.

**Public Hearing Open: 6:31pm
Staff Report**

Community Development Director Melinda Lee gave an overview of the project. Steve Palmer, representing Westcreek Visions, LLC, has submitted an application for a Zoning Map Change on APN 403-15-001Q. The parcel currently has dual zoning districts on it: C3 (Commercial: Heavy Commercial) and M1 (Industrial: General). Their application requests that the zoning on C3 portion of the property be changed to M1, to match the remainder of the parcel. The property is located on Old State Highway 279, just southeast of Aultman Parkway. Mr. Palmer has indicated that their intent is to sell the property. Even though the property extends from State Route 260 to Old State Highway 279, the access to the site is off of Old State Highway 279. The portion located along State Route 260 is elevated from the highway and very narrow at approximately 50 feet wide. The survey does show a 60-foot utility and access easement that straddles the easternmost boundary; however, due to the terrain and limited access onto State Route 260, it is unlikely that there will be access developed on this side of the parcel. Old State Highway 279 has already been transitioning to industrial zoning and associated uses. The developer would need to contact ADOT to get appropriate access permission to enter off State Route 260.

This project is consistent with the General Plan which also states that Old State Highway 279 is a preferred location for M1 uses. This will continue to promote industrial and commercial growth for the area. This project also complies with Strategic Plan.

Ms. Lee stated the applicant and staff have met all the requirements. Questions from the public have been answered and they have no objections. Camp Verde Economic Director Steve Ayers said an M1 use will make the property more marketable.

Staff recommends approval of the request for a Zoning Map Change on a portion of this parcel from the C3 district to M1 district, which would allow the expansion of industrial uses in this corridor.

Applicant: Steve Palmer said this will be beneficial to the town and for the owner.

Public Comment- None

Staff Rebuttal- None

Close Public Hearing: 6:39pm

Commission Comments:

Commissioner Blue stated he has no problem supporting this change if there was an interest to develop the property, but does not support the change if it is for marketing purposes.

Chairman Hough has always opposed zoning change for profit. It has happened a lot in the past but he doesn't see this as a case of zoning for profit. He said zoning needs to be uniform on the parcel. It needs to go one way or the other. Between M1 and C3 there is not much difference.

Commissioner Scantlebury asked Commissioner Blue what about the use is concerning to him. Commissioner Blue doesn't like the change. He believes it is being used as a marketing tool. That is not the role of the Commission. The role of the Commission is to look at what the developer wants to do with the property. If applicant had a specific idea in mind then he wouldn't have a problem.

Commissioner Faiella agreed that the parcels should be all one use. He believes C3 zoning would provide a much greater range of uses and versatility. He asked the applicant why he is asking for an M1 use and not a C3 use? Mr. Palmer stated the majority of people expressing interest in the property are interested in the M1 use; it is a consistent request.

Motion was made by Vice Chairman Faiella to recommend to the Mayor and Common Council, the approval of an application for a zoning map change of approximately 7.37 acres of a 17.16-acre parcel, from C3 (Commercial: Heavy Commercial) District to match the zoning of M1 (Industrial: General) District on the remaining portion of the property. The property is located on Parcel 403-15-001Q, in Camp Verde, Yavapai County, Arizona. Second was made by Commissioner Mason.

ROLL CALL VOTE:

Chairman Mike Hough: aye
Vice Chairman Drew Faiella: aye
Commissioners Greg Blue: nay
Commissioner John Mason: aye
Commissioner Todd Scantlebury: aye
Commissioner Bill Tippet

Motion carried 5-1.

7. Current Events

Individual members of the Commission may provide brief summaries of current events and activities. These summaries are strictly for the purpose of informing the public of such events and activities. The Commission will take no discussion, consideration, or action on any such item, except that an individual Commission member may request an item be placed on a future agenda

Commissioner Blue asked what is happening on State Highway 260. Ms. Lee stated there is a zoning item coming to Commission next week.

8. Staff Comments

Ms. Lee said


- A Work Session is scheduled for June 3rd. She would like to discuss a few items regarding P & Z Ordinances and other issues. Steve Ayers will be in attendance to help talk about a couple of issues.

9. Adjournment

Motion made by Commissioner Blue to adjourn the meeting. Second was made by Commissioner Tippet.
Motion carried unanimously with Chairman Hough, Vice Chair Faiella, Commissioner Blue, Commissioner Mason, Commissioner Scantlebury and Commissioner Tippet approving.

Meeting was adjourned at 6:52 p.m.


Chairman Mike Hough


Planning & Zoning
CB Director

CERTIFICATION

I hereby certify that the foregoing Minutes are a true and accurate accounting of the actions of the Planning & Zoning Commission of the Town of Camp Verde during the Regular Session of the Planning & Zoning Commission of the Town of Camp Verde, Arizona, held on the 6th day of May 2021. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 6th day of May 2021.
Jennifer Reed
Jennifer Reed, Recording Secretary